089.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,300 / 914,300
					USE VALUE:	914,300 / 914,300
					ASSESSED:	914,300 / 914,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58	-60	HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	58-60 HEMLOCK STREET LLC
Owner 2:	
Owner 3:	
Street 1:	441 PLEASANT STREET
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	EL-LAKKIS NABIH -
Owner 2:	-
Street 1:	441 PLEASANT ST
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 10,440 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2286 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10440.000	426,700		487,600	914,300
Total Card	0.240	426,700		487,600	914,300
Total Parcel	0.240	426,700		487,600	914,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.96 | /Parcel: 399.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56030
GIS Ref:
GIS Ref:
Insp Date: 10/16/18

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	426,700	0	10,440.	487,600	914,300	914,300	Year End Roll	12/18/2019
2019	104	FV	330,500	0	10,440.	494,500	825,000	825,000	Year End Roll	1/3/2019
2018	104	FV	330,500	0	10,440.	369,200	699,700	699,700	Year End Roll	12/20/2017
2017	104	FV	309,500	0	10,440.	334,300	643,800	643,800	Year End Roll	1/3/2017
2016	104	FV	309,500	0	10,440.	320,400	629,900	629,900	Year End	1/4/2016
2015	104	FV	275,000	0	10,440.	271,700	546,700	546,700	Year End Roll	12/11/2014
2014	104	FV	275,000	0	10,440.	257,700	532,700	532,700	Year End Roll	12/16/2013
2013	104	FV	286,400	0	10,440.	245,200	531,600	531,600		12/13/2012

!7181!

PRINT

Date	Time
12/10/20	21:51:11

LAST REV

Date	Time
04/30/19	15:46:04

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7181

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EL-LAKKIS NABIH	66224-375		10/15/2015	Convenience	99	No	No		
CALAUTTI SALVAT	1384-37		5/18/2010		504,000	No	No		
CALAUTTI SALVAT	1384-36		5/18/2010	Convenience	1	No	No		
CALAUTTI SALVAT	1194-102		9/29/1998	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	CC	Chris C
3/25/2009	Measured	197	PATRIOT
10/26/2000	Inspected	189	PATRIOT
1/21/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10440		Sq. Ft.	Site		0	70.	0.67	5			Topo	-5					487,579						487,600	

Total AC/HA: 0.23967 | Total SF/SM: 10440 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 487,579 | Spl Credit | Total: 487,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10931754
Const Adj.:	0.99792004
Adj $ / SQ:	188.192
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618378
Depreciation:	191697
Depreciated Total:	426680

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

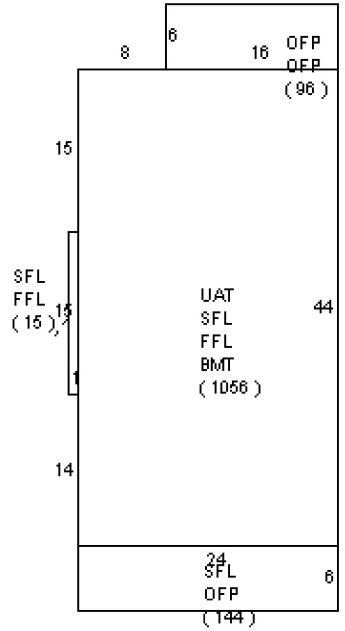
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	188.19
Special Features:	0	Val/Su Net:	108.24
Final Total:	426700	Val/Su SzAd	186.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,215	188.190	228,653
FFL	First Floor	1,071	188.190	201,553
BMT	Basement	1,056	56.460	59,619
OFP	Open Porch	336	21.370	7,179
UAT	Upper Attic	264	75.280	19,873

Net Sketched Area: 3,942 | Total: 516,877

Size Ad | 2286 | Gross Are | 4734 | FinArea | 2286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: